



Agenda Item Number: 7-18-13.9C

**SANDOVAL COUNTY  
BOARD OF COUNTY COMMISSIONERS**

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**Date of Commission  
Meeting:**

July 18, 2013

**Division / Elected  
Office:**

County Development

**Staff Contact:**

Brad Stebleton (ext. 1616)

**Title of Item:**

Request for Approval of Revised Phasing Plan for Petroglyph Trails Subdivision **(SUB-07-002)**

**Action Requested:**

Discussion and Motion to Approve the revised Phasing Plan for the Petroglyph Trails Subdivision **(SUB-07-002)**. Thomas J. Ashe, Agent for Trails Investors LLC, requests approval of the revised Phasing Plan for the Petroglyph Trails Subdivision, located within projected Sections 28 & 33, Township 13 North, Range 4 East NMPM, Placitas, Sandoval County, New Mexico.

**Summary:**

The Petroglyph Trails Subdivision, containing 134 lots, received Preliminary Plat approval from the Board of County Commissioners in 2007. The final plat for the first phase of Petroglyph Trails created the lot that was sold to Sandoval County for the new Placitas Fire Station. That plat was recorded on February 10, 2009, thereby extending the expiration date of the Preliminary Plat to February 10, 2012.

The current Phasing Plan for Petroglyph Trails was approved by the Board of County Commissioners on March 17, 2011.

On December 16, 2011 the Final Plat for Phases 3 and 5 recorded following its approval by the Board of County Commissioners. This extended the expiration date of the Preliminary Plat to December 16, 2014.

On April 18, 2013 the Board of County Commissioners approved a request to amend the boundaries between Phases 12 and 13.



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The current proposal is to revise the boundaries of Phases 8, 9, and 10 and to create an area to be known as Phase 14. It is anticipated that this will be the final revision to the plan.

The staff does not have any concerns with this proposed revision, since the original approval conditions for the subdivision remain in full force and effect for each phase. The Final Plat for each phase must be submitted to the Board of County Commissioners for approval.

Approval of the revised Phasing Plan as submitted is recommended.

**Attachments:**

Copy of proposed revised Phasing Plan.  
Letter requesting approval of revised Phasing Plan

**FISCAL IMPACT**

None

**STAFF ANALYSIS SUMMARY**

**County Manager:**

Approve staff recommendations. PPR 06/26/2013

**Initiating Elected Official /  
Division Director:**

Approved Michael Springfield 6-10-13

**Legal:**

The Board's approval is required when revising an existing phasing plan. PFT 6/25/2013

**Finance:**

(Not sent for review – no fiscal impact)

## PETROGLYPH TRAILS SUBDIVISION

Projected Sections 28 &amp; 33, T13N, R4E, N.M.P.M.

Felipe Gutierrez Grant

Sandoval County, New Mexico

PHASE 1a = 11.01 - 0.881 AC.  
PHASE 1b = 11.01S - 0.8318 AC.  
PHASE 2 = 11.01S - 0.8318 AC.  
PHASE 3 = 11.01S - 0.771 AC.  
PHASE 4 = 11.01S - 0.6529 AC.  
PHASE 5 = 11.01S - 0.5529 AC.  
PHASE 6 = 11.01S - 0.4529 AC.  
PHASE 7 = 11.01S - 0.3529 AC.  
PHASE 8 = 11.01S - 0.2529 AC.  
PHASE 9 = 11.01S - 0.1529 AC.  
PHASE 10 = 11.01S - 0.0529 AC.  
PHASE 11 = 11.01S - 0.0529 AC.  
PHASE 12 = 11.01S - 0.0529 AC.  
PHASE 13 = 11.01S - 0.0529 AC.  
TOTAL NUMBER OF LOTS = 134  
TOTAL NUMBER OF TRACTS = 1

AMENDMENT NOTE:  
 Classes 8, 9, 10 have changed size and Phase 14 has been added.



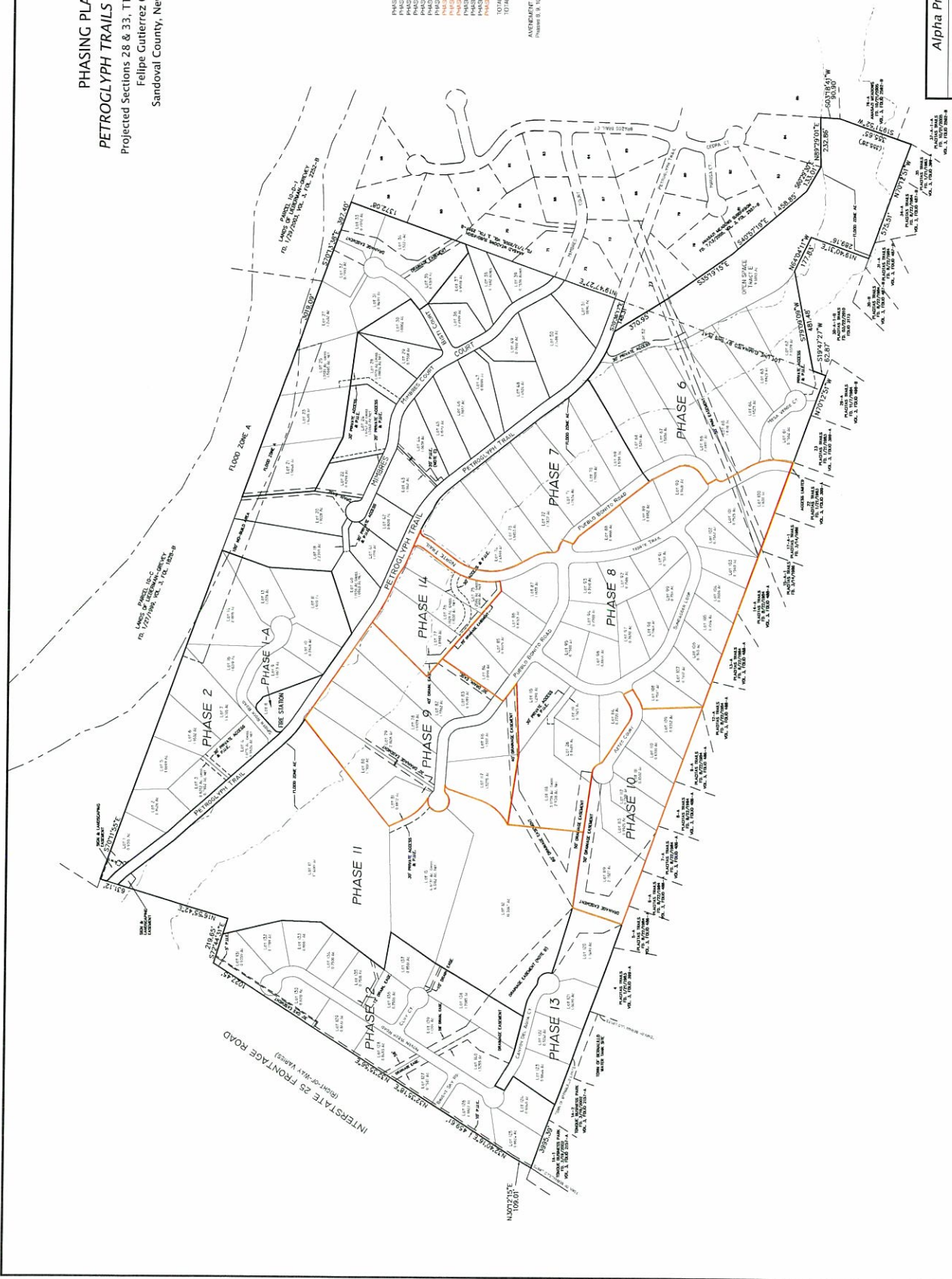
SCALE: 1" = 2'

REVISION DATE: 6/05/2013

Alpha Pro Surveying LLC

1436 32nd Circle SE, Rio Rancho, New Mexico 87124  
Phone: 505-892-1076  
alphapro surveying.com  
Alpha file: 09-162  
Drawn by: GEG

Drawn by: GEG





***Trails Investors LLC***

1 Ridge Court,  
Placitas, New Mexico 87043  
505-867-3011

May 30, 2013

Mr. Brad Stebleton  
Planning and Zoning Administrator  
Sandoval County  
P.O. Box 40  
Bernalillo, NM 87004

RE: Amendment of Phasing Plan for Petroglyph Trails Subdivision

The attached submittal is an amendment to the current Phasing Plan. The changes are as follows:

1. The area of Phase 8 has been increased to include 30 lots.
2. The area of Phase 9 has been reduced to include 8 lots.
3. The area of Phase 10 has been reduced to include 6 lots.
4. A new Phase 14 has been created to include 3 lots formerly within Phase 9.

Please place this item on the next available Commission agenda for approval. Let me know if you need any additional information.

Sincerely,

Thomas Ashe III, managing partner  
Trails Investors LLC